

# A Publication of the DEPARTMENT OF REGULATION AND LICENSING Volume 12, No. 1 FOR REAL ESTATE LICENSEES

**April, 1999** 

#### A Message from the Chair, by James R. Imhoff, Jr.

The Board has been keeping a close eye on the deliberations of various professional associations and several states concerning the payment of fees to affinity groups. I am referring to the practice of requiring payment of a referral fee as a result of a consumer's relationship with an affinity group or because the referral is made through a relocation company. The Board has been waiting to see whether the marketplace will resolve problems relating to after-the-fact charges for referral fees or finder's fees when a broker handling a transaction had no knowledge that such a fee was required and no agreement to pay a fee.

The Board is considering conducting a hearing following one of its meetings this spring, for the purpose of receiving testimony about the need for administrative rule changes to address these

#### THE WISCONSIN REAL ESTATE BOARD

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#### **Administrative Staff:**

Cletus J. Hansen, Bureau Director

#### **Executive Staff:**

Marlene A. Cummings, Secretary June Suhling, Deputy Secretary Myra Shelton, Executive Assistant problems. If you have any suggestions right now about whether a hearing is needed or whether the problems are being resolved, send a note to me at my office or at the Department.

Next, turning to another matter, you will note elsewhere in this Regulatory Digest that the revised residential listing and offer are now ready for use and the approval of other listings and offers is also close at hand. The Board and the Department are grateful for the work that the Contractual Forms Advisory Council puts into revising these forms. Practically every line on the approved form could be written a dozen different ways and often the committee members must make choices about what language should be in the form or on an addendum, what will or will not fit on a page, or what issue should be clarified in a form or presented to licensees in continuing education courses. Except for switching from legal-size paper to 8½ by 11 paper, the revised forms are formatted the same as the current forms. However, many provisions that have caused confusion or uncertainty in the past have now been changed. Hopefully, you will find the forms to be a real improvement and will quickly become familiar with them.

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Statistics	`

Within a few months following the renewal of licenses, licensing statistics are a bit "soft," because some

applications are still being processed. In any case, the number of licensees as of March 5, 1999, is as follows:

Brokers - 14,714 Salespersons - 9,209 Business Entities - 2,246 Timeshare Salespersons - 93

Complaint Statistics for all of 1998:

Complaints Received - 333 Complaints Closed After Screening - 188 Complaints Closed After Investigation - 116 Complaints Closed With Formal Action - 28

#### Renewal

Now is the ideal time to check your own license and that of your company to be sure that you renewed it. Now is also the time to ascertain that all of your licensed employees or independent contractors have renewed their license. Some may have forgotten to file a renewal, some may have received a denial of renewal for failure to complete the continuing education requirement, others may still be resolving problems with their renewal, due to being tax delinquent with the Department of Revenue. A broker-employer's decision to permit a person to continue to work while problems with the renewal are being resolved will primarily depend on whether the person filed a timely application for renewal. If you have any questions about a specific situation, call one of the numbers on page 6 of this Regulatory Digest.

#### **Referral Fees and Finders Fees**

Wisconsin licensees may:

- Pay a referral fee or finder's fee to a Wisconsin licensee.
- Pay a finder's fee to a Wisconsin "licensee" whose license is in Inactive Status with the Department.
- Pay a gift or incentive to a buyer, seller, prospective buyer or prospective seller.
- Pay a finder's fee or referral fee to a licensee in another state for activities performed in the other state under the license of the other state or for activities performed in Wisconsin under a Wisconsin license.

#### **Contractual Forms**

The revised residential listing and offer are now ready for your use. The optional use date on the forms (that is, the date when you can either use the new form or continue to use the older form) is April 1, 1999. The mandatory use date (the date when you may no longer use the older form) is November 1, 1999.

The farm, vacant land, condominium and the buyer agency revisions will also be ready in a few months. Watch for notices of their availability. The mandatory use date on these forms will be a date after the publication of the next Regulatory Digest. The Board and the Department will always provide a clear notice of mandatory use dates before they become effective.

If you have any suggestions relating to these forms, please send them to the Department at once.

#### **Disciplinary Actions**

RANDALL G. STUMPF, BROKER

PEWAUKEE WI REPRIMAND/EDUCATION Misrepresented to buyers number of lots in a development which were actually "sold." Failed to disclose all material adverse facts. Used a non-approved form. Forfeiture of \$250. Effective 12/10/98. Secs. 452.14(3)(b)(k), 452.133, 452.14(3)(i), Stats. RL 16.04, 16.06, 24.07(2). Case #LS9812104REB

#### JOEL R. JOHANNES, BROKER

NASHOTAH WI EDUCATION/\$150 COSTS Acted as an agent in a transaction on behalf of his daughter and son-in-law without prior written consent of all parties. Effective 12/10/98. Secs. 452.133(3)(b), 452.14(3)(i) and (3)(L), Stats. Case #LS9812102REB

# THOMAS J. HARVEY, SALESPERSON APPLE RIVER, IL

REPRIMAND/EDUCATION/\$500 FORFEITURE Failed to loyally represent the client interests. Failed to properly and timely disclose material information known to him. Effective 12/10/98. Secs. 452.133(2)(a),(b),(c),(3)(a), 452.13(3)(I), (L), Stats. RL 24.03(2)(c), 24.08. Case #LS9812101REB

#### MICHAEL J. DAGNON, BROKER DE SOTO WI

REPRIMAND/EDUCATION/\$300 COSTS Deposited moneys in a trust account when that account was not registered with the department and failed to provide the department the required authorization to examine and audit that account. Effective 10/22/98. Sec. 452.14(3)(i), Stats. RL 18.035, 18.036, 18.037, 18.14, 24.17(3). Case #LS9810222REB

#### WILLIAM M. WENZ, BROKER

MILWAUKEE WI

**SURRENDER** 

Failed to account for or remit moneys which belonged to another person. Engaged in conduct which was fraudulent, improper, dishonest. Failed to forward funds within one day of receipt. Failed to deposit funds in a trust account in a timely manner. Engaged in unethical practices through misrepresentations. Effective 12/10/98. Sec. 452.14(3)(h)(k), Stats. RL 18.031(1)(a), 17.03(1), 24.03(2)(b) Case #LS9809301REB

# SCOTT H. PECOR, BROKER THIENSVILLE WI

SUSPEND FOR 6 MONTHS/\$2000 FORFEITURE/\$2000 COSTS

Failed to place into writing an agency agreement. Acted in a transaction on his own behalf and on behalf of a business entity in which he had an interest without

written consent of all parties. Failed to place in writing material terms. Exaggerating material facts. Failed to deposit earnest money. Complete education. Effective 12/10/98. Secs. 452.03, 452.14(3)(c)(i)(L), 452.133(3)(b), Stats. RL 24.03(2)(b)c), 24.08, 24.07(2), 18.031. Case #LS9810031REB

#### HELEN R. PATENAUDE, BROKER OCONTO WI

REPRIMAND/EDUCATION/\$300 COSTS Failed to perform required monthly account reconciliations and validations for 1/97, 2/97, 3/97, 4/97, 5/97, 6/97, 10/97, 11/97. Effective 12/10/98. Sec. 454.14(3)(i), Stats. RL 18.13(3)(5), 18.14, 24.17(3). Case #LS9812103REB

#### JOHN W. LYNCH, BROKER

NECEDAH WI

REVOKED

On 4/6/98 he was charged in Juneau County Wisconsin Circuit Court with 18 counts of having sexual contact with a child who had not attained the age of 13 years (children ages 6, 7 and 8). This conduct occurred during his employment as a school bus driver for Rockview Elementary School in Necedah, WI. The court found probable cause in each of these counts and bound him over for trial. He remains free on bond. His broker license is revoked. Effective 9/24/98. Sec. 948.02(1), Stats. Case #LS9809246REB

#### JAMES I. ATKINSON, BROKER

PORTAGE WI REPRIMAND/EDUCATION Failed to do required monthly account reconciliations, trial balances and validations for the months of October 1997 to June 1998. Failed to deposit additional personal funds in the trust account within a timely fashion. Effective 9/24/98. Sec. 452.14(3)(i), Stats. RL 18.10, 18.13(3)(4)(5), 24.17(3) Case #LS9809245REB

#### CHARLENE I. NASGOVITZ, BROKER

POUND WI SURRENDER Pursued a continued and flagrant course of misrepresentation. Drafted or used false documents. Engaged in fraudulent conduct consisting of drafting and using documents related to a transaction containing false information. Effective 12/10/98. Secs. 452.14(3)(d)(i)(k), 458.055(1)(3)(4), Stats. RL 24.085, 24.17(1)(3)(4) Case #LS9810121REB

#### JEANNE M. OLSON, BROKER

REEDSBURG WI EDUCATION/\$200 COSTS Failed, for the period April 1997 to April 1998, to accurately maintain a required bookkeeping system in that she did not perform monthly trial balances and validations. Effective 10/22/98. Sec. 452.14(3)(i), Stats. RL 18.13(4)(5), 24.17(3) Case #LS9810223REB

# GEORGE H. NELSON, BROKER WISCONSIN DELLS WI

#### REPRIMAND/EDUCATION/\$300 COSTS

Failed to maintain a required cash journal and failed to do monthly validations for the months of January 1997 through August 1998. Failed to deposit additional personal funds in trust account within the required time frame. Effective 1/28/99. RL 18.13(1)(5), 18.10, 24.17(3), Sec. 452.14(3)(i), Stats. Case #LS9901281REB

#### **Personal Assistants**

In recent issues of the Regulatory Digest we summarized the recommendations of the Personal Assistants Advisory Committee and told you that we were working on revisions to the administrative rules. The rule changes were effective on February 1, 1998. Please note the following new definitions and substantive provisions in the revised Chapter RL 17, Wis. Admin. Code:

Section RL 17.01 (3m) "Open house" means a showing of real estate open to the public for viewing without an individual appointment.

(5) "Unlicensed personal assistant" means a person not licensed under ch. 452, Stats., or licensed but not employed for the purpose of providing services for which a license is required under ch. 452, Stats., who on behalf and under the direction of a licensee, provides the licensee with administrative, clerical or personal services for which a license under ch. 452, Stats., is not required.

#### RL 17.12 Unlicensed personal assistants.

- (1) A real estate salesperson or broker-employe, prior to employing an unlicensed personal assistant, shall enter into a written agreement with his or her broker-employer, setting forth the duties of the unlicensed personal assistant, the manner in which the personal assistant will be compensated for his or her services and the responsibilities between the salesperson or broker-employe and broker-employer for supervision of the personal assistant's activities.
- (2) An unlicensed personal assistant may not assist a licensee at an open house for the sale of real estate or a business without the direct, on-premises supervision and presence of a real estate licensee, and may not provide any services at an open house for which a license under ch. 452, Stats., is required.

Note: This rule does not prevent an owner from showing or holding an open house regarding his or her own residence, for example, or from permitting a noncompensation person, such as a relative or neighbor, from showing or holding an open house on the owner's behalf.

Many of the recommendations of the Personal Assistants Advisory Committee did not require rule

changes; they simply clarified existing law. These recommendations were accepted by the Real Estate Board and Secretary Marlene Cummings. Therefore, we have included them in this Regulatory Digest to remind you of them and give a document for future reference. Please note the following clarifications of law:

#### Compensation:

RECOMMENDATION: That no revisions be made to the current s. 452.19, Stats., which prohibits the paying of commissions, finder's fees and referral fees to unlicensed persons, and that the restriction relating to paying referral fees to unlicensed persons be interpreted to prohibit payment in the form of a success fee to an unlicensed person.

#### "Cold-Calling":

RECOMMENDATION: That a non-licensed assistant be allowed to conduct "cold-calling" on behalf of his or her employing salesperson. The committee recommends that unlicensed assistants be given a script which is narrowly drafted so as to limit the unlicensed assistant's inquiries to whether or not the consumer has an interest in the employing salesperson's services. The assistant may call on behalf of the employing salesperson and, if the consumer is interested in the employing salesperson's services, schedule an appointment between the consumer and the employing salesperson.

#### Preparation of Advertisements:

RECOMMENDATION: That the unlicensed assistant be permitted to prepare and send advertisements to the media in accordance with the policies and procedures of the broker owner. The unlicensed assistant's immediate supervisor and the employing broker should be accountable for any ads which do not comply with statutes and rules.

#### Preparation of Transactional Documents:

RECOMMENDATION: That an unlicensed assistant may perform the secretarial function of typing a document under the direction of a licensee. It is important to note that the licensee's name will be on the form, showing that he or she negotiated it and is responsible for its contents.

#### **Additional Comments**

1. Licensees may employ, or otherwise utilize the services of, unlicensed assistants to assist them with administrative, clerical, or personal activities for which a license is not required. Unlicensed assistants may not conduct open houses, except that an unlicensed person may be present and assist a licensee at an open house.

- 2. An unlicensed assistant, on behalf of and under the direction of a licensee, may engage in the following administrative, clerical, or personal activities without being in violation of the licensing requirements. The following list is intended to be illustrative and declarative of existing law and is not intended to increase or decrease the scope of activities for which a license is required. An unlicensed assistant of a licensee may:
- answer the telephone, take messages, and forward calls to a licensee;
- submit listings and changes to a multiple listing service:
- follow up on a transaction after a contract has been signed:
- assemble documents for a closing;
- secure public information from a courthouse, sewer district, water district, or other repository of public information;
- have keys made for a company listing;
- draft advertising copy and promotional materials for approval by a licensee;
- place advertising;
- record and deposit earnest money, security deposits and rents;
- at the direction and with the approval of a licensee, enter information which a licensee has approved into contractual forms;
- monitor licenses and personnel files;
- compute commission checks and perform bookkeeping activities;
- place signs on property;
- order items of routine repair as directed by a licensee;
- prepare and distribute flyers and promotional information under the direction of and approval by a licensee;
- act as a courier to deliver documents, pick up keys, etc.:
- place routine telephone calls on late rent payments;
- schedule appointments for the licensee;
- respond to questions by quoting directly from published information;
- gather feedback on showings; and
- perform other administrative, clerical and personal activities for which a license is not required.
- 3. An unlicensed assistant of a licensee may not perform the following activities for which a license is required:
- host open houses, kiosks or home show booths or fairs, except that an unlicensed assistant may assist a licensee at such locations;
- show property;
- interpret information on listings, titles, financing contracts, closings, or other information relating to a transaction;

- explain or interpret a contract, listing, lease agreement, or other real estate document with anyone outside the licensee's firm;
- negotiate or agree to any commission, commission split, management fee, or referral fee on behalf of a licensee; or
- perform any other activity for which a license is required.
- 4. Any licensee who employs an unlicensed assistant shall be responsible for the actions of the unlicensed

- assistant taken while under the supervision or at the direction of the licensee.
- 5. Any licensee who is responsible for the actions of an unlicensed assistant by statute, regulation, contract, or office policy and who permits, aids, assistants, or allows an unlicensed assistant to perform any activity for which a license is required shall be in violation of applicable statutes and rules.

#### 1999-2000 REAL ESTATE CONTINUING EDUCATION REQUIREMENTS

All licensees, except those who were issued their first Wisconsin real estate license after January 1, 1999, must satisfy the continuing education requirement during 1999-2000 in order to renew their license in a timely manner in the fall of 2000. The license renewal deadline is December 31, 2000. Licensees may complete the 1999-2000 continuing education after that date; however, their license may not be renewed until they complete the education and pay a late renewal fee and they may not engage in the practice of real estate after that date.

#### There are 2 alternative for completing the requirement:

#### Alternative #1 Continuing Education Courses Approved by the Department

4 courses of at least 3 hours in length at a school approved by the Department. The 4th Course ONLY has options, which relate to specific areas of practice. **The Department must approve all courses before a school may grant a certificate of attendance to a licensee.** 

Course 1	Contract Law and Use of Approved Forms (Everyone must take.)
Course 2	Buyer Agency and Ethics (Everyone must take.)
Course 3	New Developments (Everyone must take.)
Course 4A	General Real Estate Elective (Everyone must take this elective <b>OR</b> one of the other 4 electives.)
Course 4B	Supervising Broker Elective (Everyone must take this elective <b>OR</b> one of the other 4 electives.)
Course 4C	Commercial Elective (Everyone must take this elective <b>OR</b> any of the other 4 electives.)
Course 4D	Property Management Elective (Everyone must take this elective <b>OR</b> one of the other 4 electives.)
Course 4E	Rural/Farm/Vacant Land Elective (Everyone must take this elective <b>OR</b> one of the other 4 electives.)

#### **Alternative # 2: Continuing Education Test-Out Exam**

This alternative will be available from July 1, 1999, until June 30, 2000. An exam brochure and application form will be available in a few months.

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